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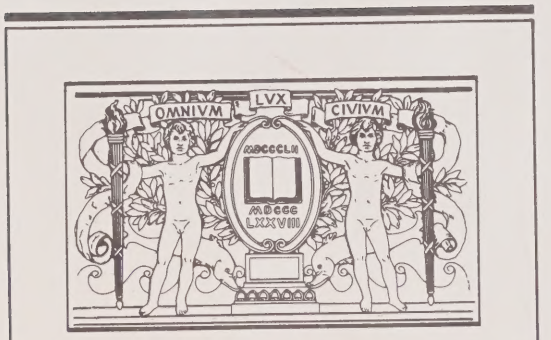

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ROXBURY AND DUDLEY SQUARE
DEVELOPMENT SUMMARIES AND COMPARISONS

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ROXBURY AND DUDLEY SQUARE
DEVELOPMENT SUMMARIES AND COMPARISONS

Roxbury, located in the geographical center of Boston is faced with multiplying problems which have worked against investment; keeping dollar figures low and dampening the interests of private developers and lenders.

The following report is based on a draft development list of completed, ongoing or proposed projects in the City of Boston. The list, which has been compiled and updated by the BRA Research Department is catalogued by neighborhood, year and development type. Construction cost, size and tax status are also provided. Using this list, titled "Ultralist," it is possible to compare Roxbury to other neighborhoods in Boston, looking both backward and forward at the amount of private investment activity.

A total of $133,901,000 has or will be spent on construction costs in Roxbury over the period 1975-1988 (1983 constant dollars), roughly 2 percent of the total spent in all of Boston. Of that figure, $7,956,000 was invested in 1979 on the Madison Park Project, Phase III, located in the Campus High Urban Renewal area. In 1980, $13,180,000 was invested; $4.8 million by EDIC on the Digital Equipment Plant, and $8.3 million to rehabilitate the Marcus Garvey Apartments--121A housing in Eliot Square. The Steve Connolly Seafood Building was rehabilitated for industrial use by EDIC in 1981 for $1.4 million and the Fort Avenue Townhouses and Taurus at Fountain Hill were constructed to provide 87 residential dwelling units (14 taxable, 73 121A) at a cost of $4.8 million. EDIC continued to invest in 1982, spending $2.46 to rehabilitate both the Atlantic Cold Storage Building at 986 Massachusetts Avenue and the

Colonial Provisions Company at 301 Southampton Street. A total of 134 dwelling units were rehabilitated in 1982, 122 of which are 121A tax status. Construction costs for the rehabilitation totaled approximately $6 million.

1983 witnessed a sharp increase in the amount of money invested in Roxbury; the Robinson Oral Surgery Building on Washington Street and the Edison Building on Warren Street were rehabilitated and converted into office space for a total of $1.14 million. Seven buildings were either rehabilitated or converted into retail space--Harrison Supply on Harrison Avenue, the Simon Fish Building on Williams and Ruggles Streets, the Edison Building on Warren Street, the Bass of Boston Pub on Roxbury Street, the Del-Mar Cleaners on Blue Hill Avenue, the Silva Building on Warren Street and The Touch of Class Boutique in Grove Hall, all for a total of $1,222,000.

The Boston Design Corporation was rehabilitated and a new addition was constructed on Magazine Street providing 65,000 square feet of industrial space. Other industrial developments in 1983 include the rehab of the Plumbers' Union in Everett Square (160,000 sq. ft.--$1 million), the construction of Concept Convention Services on Atherton Street (586,000 sq. ft.--$1.35 million), the new Metro Boston Contracting Company on Gerard Street (6,500 sq. ft.--$300,000) and the rehabilitation of the former Mr. Boston Distillers on Massachusetts Avenue (192,000 sq. ft.--$5 million).

Residential developments in 1983 included the fourth phase of Madison Park 121A housing which provided 143 dwelling units at a construction cost of $10.6 million, the rehabilitation of the Mount Pleasant 121A apartments to provide 98 dwelling units for $5 million,

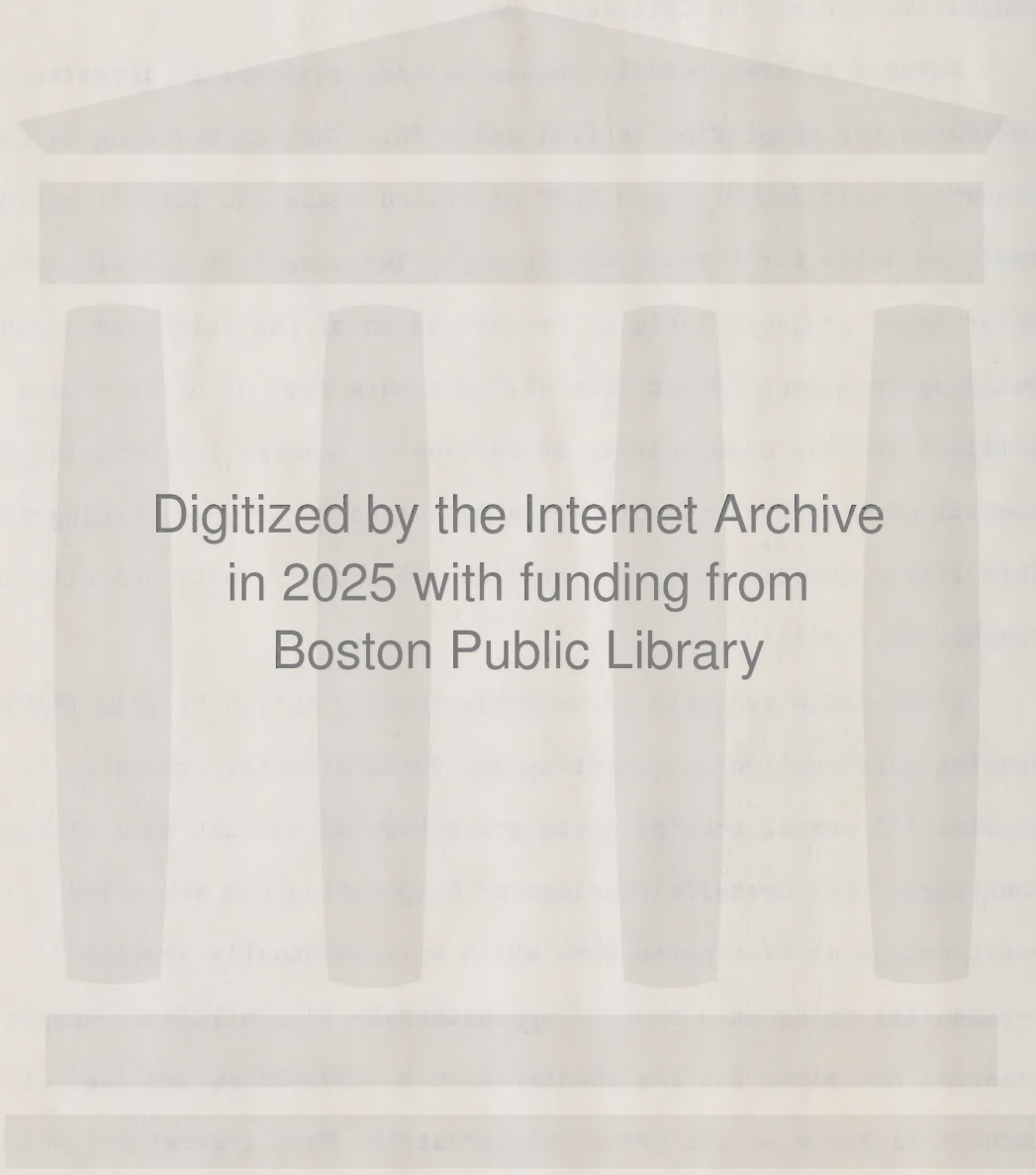
and the BHA Highland Park rehabilitation of 25 dwelling units for $1.75 million.

In 1984 the largest investment was the $20 million construction of the Tropical Forest Pavilion at Franklin Park and a $1.5 million rehabilitation of the Children's Zoo.

Several office, retail, industrial and residential investments are scheduled for completion in 1985 and 1986. The Cox Building is being converted into 2,000 square feet of office space and into 31 residential dwelling units for a total construction investment of 1.9 million. Other major projects include the conversion of the Baltimore Brush Building on Albany Street into 48,000 square feet of office space ($2.4 million) and the construction of Section 8, Chapter 121A housing by the Council of Elders at the old Notre Dame Academy site at Washington Park. This latter construction will provide 145 elderly units and will cost roughly $9.1 million.

Final large projects include the Roxbury Action Program (RAP) housing construction on Valentine and Fulda Streets, scheduled to provide 115 rental housing units and scheduled to cost $6.3 million to construct. The Costello Development Corporation has scheduled construction at Washington Park which will eventually provide 72 residential units at a cost of approximately $9.2 million. Morgan Memorial has plans for the construction of 130,000 square feet of industrial space at the Crosstown Industrial Park (Parcel 2A) which will cost about $6 million to construct.

The Cruz Construction Cass House Rental Apartments (Parcels 1-6A, B, C, and D and Parcel 9B) at Washington Park are scheduled to open in 1987, and to provide 111 dwelling units.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The above narrative is intended to highlight projects in the Roxbury area and is by no means a complete list. Refer to Appendix __ for a more detailed list.

Dudley Square

Development activity in Dudley Square constitutes a large percent of total activity in the Roxbury neighborhood. Ultralist demonstrates that Dudley Square constitutes 68 percent of total Roxbury construction costs from the period 1975-1988. More specifically, 100 percent of all office development is in the Dudley area, 70 percent of retail, 100 percent of education, 50 percent of industrial and 90 percent of residential. The only development type not centered in Dudley Square is recreational/cultural where only $326,000 of a total $23,338,000 was invested in Dudley. This is due to the location of Franklin Park.

1975-1988

Roxbury Draft Development List

by Development Type

March 1985

COMPILED BY B.R.A. RESEARCH

1976 CULTURAL & RECREATIONAL

REHAB MUSEUM OF AFRO-AMERICAN HISTORY — HALNUT AVENUE / ROXBURY
$200,000 EXMPT — WARD 12 PRECINCT 3 — 43

1979 RESIDENTIAL

MADISON PARK III — CAMPUS HIGH PROJECT / ROXBURY
120 DU $6,030,000 121A — WARD 9 PRECINCT 5 — 148

1980 INDUSTRIAL

DIGITAL EQUIPMENT PLANT/PHASE 1(EDIC) — CROSSTOWN INDUSTRIAL PARK / ROXBURY
62,000 SF $4,020,000 PILOT — WARD 8 PRECINCT 3 — 179

1980 RESIDENTIAL

REHAB	MARCUS GARVEY APARTMENTS			ELIOT SQUARE/HIGHLAND	/ ROXBURY	
	161 DU	$6,184,000	121A	WARD 9 PRECINCT 5		186
REHAB#	BERGER INSTRUMENT FACTORY			37 WILLIAMS STREET	/ ROXBURY	
			TAX	WARD 9 PRECINCT 4		199
REHAB#	THE GARRISON SCHOOL			20 HUTCHINGS STREET	/ ROXBURY	
			TAX	WARD 12 PRECINCT 7		200
REHAB#	THE DILLAWAY SCHOOL			6 KENILWORTH ST	/ ROXBURY	
	17 DU	$702,000	TAX	WARD 9 PRECINCT 5		201

1981 INDUSTRIAL

REHAB	STEVE CONNOLLY SEAFOOD (EDIC)			10 NEWMARKET SQUARE	/ ROXBURY	
	12,000 SF	$807,000	TAX	WARD 8 PRECINCT 6		271
REHAB	MIDDLESEX TRUCK & COACH (EDIC)			65 GERARD STREET	/ ROXBURY	
	22,000 SF	$500,000	TAX	WARD 8 PRECINCT 3		276

1981 RESIDENTIAL

	FORT AVENUE TOWNHOUSES			HIGHLAND DEVELOPMENT CORP.	/ ROXBURY	
	14 DU	$1,100,000	TAX	WARD 11 PRECINCT 1		292
	TAURUS AT FOUNTAIN HILL			ST. JAMES, AKRON STREET	/ ROXBURY	
	73 DU	$3,270,000	121A	WARD 12 PRECINCT 1		294

1982 INDUSTRIAL

REHAB	ATLANTIC COLD STORAGE (EDIC)			986 MASSACHUSETTS AVENUE	/ ROXBURY	
	55,000 SF	$1,150,000	TAX	WARD 8 PRECINCT 6		359
REHAB	COLONIAL PROVISIONS CO. (EDIC)			301 SOUTHAMPTON STREET	/ ROXBURY	
	70,000 SF	$1,215,000	TAX	WARD 7 PRECINCT 8		368

1982 RESIDENTIAL

REHAB	THE BAKER MANOR(SARAH BAKER SCHOOL)			33 PERRIN STREET	/ ROXBURY	
	41 DU	$1,800,000	121A	WARD 12 PRECINCT 4		379
REHAB	99-101-103-105 CEDAR STREET				/ ROXBURY	
	12 DU	$360,000	TAX	WARD 11 PRECINCT 1		386

1983 OFFICE

REHAB	ROBINSON ORAL SURGERY			WASHINGTON STREET	/ ROXBURY	
	16,000 SF	$1,000,000	TAX	WARD 12 PRECINCT 1		416
M2 CONV.	KENNETH GUSCOTT (EDISON BUILDING)			62 WARREN STREET/DUDLEY SQUARE	/ ROXBURY	
	4,400 SF	$138,000	TAX	WARD 12 PRECINCT 1		432

1983 RETAIL

REHAB	HARRISON SUPPLY			HARRISON AVENUE/DUDLY STATION	/ ROXBURY	
		$201,000	TAX	WARD 8 PRECINCT 4		454
REHAB	SIMON FISH			WILLIAMS & RUGGELS STREETS/DUDLEY SQUARE	/ ROXBURY	
		$170,000	TAX	WARD 9 PRECINCT 4		455
M2 CONV.	KENNETH GUSCOTT (EDISON BUILDING)			62 WARREN STREET/DUDLEY SQUARE	/ ROXBURY	
	4,400 SF	$138,000	TAX	WARD 12 PRECINCT 1		456
REHAB	BASS OF BOSTON PUB			37 ROXBURY STREET/DUDLEY SQUARE	/ ROXBURY	
	6,000 SF	$180,000	TAX	WARD 9 PRECINCT 5		457
REHAB	DEL-MAR CLEANERS,INC			489-493 BLUE HILL AVENUE	/ ROXBURY	
	9,490 SF	$108,000	TAX	WARD 12 PRECINCT 7		458
REHAB	SILVA BUILDING			640 WARREN STREET/GROVE HALL	/ ROXBURY	
		$280,000	TAX	WARD 12 PRECINCT 2		459
REHAB	TOUCH OF CLASS BOUTIQUE			GROVE HALL	/ ROXBURY	
		$45,000	TAX	WARD 12 PRECINCT 7		460

1983 EDUCATIONAL

CONV.	AMER.MUSLIM DAY CARE(OLD FENWICK SCHOOL)			150 MAGNOLIA STREET	/ ROXBURY	
	23,592 SF	$600,000	EXMPT	WARD 13 PRECINCT 4		473

1983 CULTURAL & RECREATIONAL

	COMMUNITY RESOURCE CENTER			FRANKLIN PARK ZOO	/ ROXBURY	
		$750,000	EXMPT	WARD 12 PRECINCT 7		475
REHAB	BEULAH PILGRIM CHURCH			GROVE HALL	/ ROXBURY	
		$71,000	EXMPT	WARD 12 PRECINCT 2		481

1983 INDUSTRIAL

M2	BOSTON DESIGN CORP.			100 MAGAZINE STREET	/ ROXBURY	
	10,000 SF	$560,000	TAX	WARD 8 PRECINCT 6		502
M2 REHAB	BOSTON DESIGN CORP.			100 MAGAZINE STREET	/ ROXBURY	
	55,000 SF		TAX	WARD 8 PRECINCT 6		503
REHAB	PLUMBERS UNION			1240 MASS AVE-ED.EVERETT SQUARE	/ ROXBURY	
	16,000 SF	$1,000,000	TAX	WARD 8 PRECINCT 6		508

	CONCEPT CONVENTION SERVICES INC.			99 ATKINSON STREET	/ ROXBURY	
	586,000 SF	$1,350,000	TAX	WARD 8 PRECINCT 2		509
REHAB	FORMER MR.BOSTON DISTILLERS			1010 MASSACHUSETTS AVE.	/ ROXBURY	
	192,000 SF	$5,000,000	TAX	WARD 8 PRECINCT 6		510
	METRO BOSTON CONTRACTING CO.			60 GERARD STREET	/ ROXBURY	
	6,500 SF	$300,000	TAX	WARD 8 PRECINCT 6		511

1983 RESIDENTIAL

	MADISON PARK IV			MELNEA CASS BLVD., DEWITT DRIVE	/ ROXBURY	
	143 DU	$10,600,000	121A	WARD 9 PRECINCT 4		514
REHAB	MT. PLEASANT APARTMENTS			INTERVALE,COPELAND,BRUNSWICK,HAVERLY STS.	/ ROXBURY	
	98 DU	$5,100,000	121A	WARD 12 PRECINCT 1		515
REHAB	HIGHLAND PARK (BHA)				/ ROXBURY	
	25 DU	$1,750,000	EXMPT	WARD 11 PRECINCT 1		547

1984 CULTURAL & RECREATIONAL

REHAB	CHILDREN'S ZOO			FRANKLIN PARK ZOO	/ ROXBURY	
	3 ACRES	$1,500,000	EXMPT	WARD 12 PRECINCT 7		626
	TROPICAL FOREST PAVILION			FRANKLIN PARK ZOO	/ ROXBURY	
		$20,000,000	EXMPT	WARD 12 PRECINCT 7		627

1984 RESIDENTIAL

REHAB	HOMESTEAD STREET (NDEA)			29-31 HOMESTEAD STREET	/ ROXBURY	
	6 DU	$250,000	TAX	WARD 12 PRECINCT 8		698

1985 OFFICE

M2 REHAB	COX BUILDING			CAMPUS HIGH AREA	/ ROXBURY	
	2,000 SF	$120,000	TAX	WARD 9 PRECINCT 5		708
M2 CONV.	BALTIMORE BRUSH BUILDING(CDC-BOSTON)			801 ALBANY STREET	/ ROXBURY	
	48,000 SF	$2,400,000	TAX	WARD 8 PRECINCT 4		713

1985 RETAIL

M2 REHAB	NEDC BUILDING			483-485 BLUE HILL AVENUE	/ ROXBURY	
	5,600 SF	$168,000	TAX	WARD 12 PRECINCT 7		733
REHAB	651-663 WARREN STREET(NEDC)			7 STORES	/ ROXBURY	
	7,000 SF	$360,000	TAX	WARD PRECINCT		744

REHAB PRINCE HALL DEVELOPMENT CORP. 3-11 WASHINGTON ST./WASHINGTON PARK / ROXBURY
4,000 SF $20,000 TAX WARD 14 PRECINCT 3 745

1985 INDUSTRIAL

M.ABELMAN CO.PROJECT(EDIC) PARCEL 2-B AT CROSSTOWN IND.PARK / ROXBURY
12,000 SF $360,000 PILOT WARD 8 PRECINCT 4 768

1985 RESIDENTIAL

COUNCIL OF ELDERS SECTION 8 121A NOTRE DAME ACADEMY SITE/WASHINGTON PARK / ROXBURY
145 DU $9,100,000 WARD 12 PRECINCT 3 775

M2 CONKLIN DEVEL CORP.PHASE 1(PARCEL A-2A WASHINGTON PARK-HOLLANDER STREET / ROXBURY
18 DU $720,000 WARD 12 PRECINCT 3 779

REHAB OPEN DOOR HOUSING,INC. 14 CUNARD STREET / ROXBURY
3 DU $170,000 WARD 9 PRECINCT 4 780

M2 REHAB* COX BUILDING (MHFA SECTION 8) CAMPUS HIGH AREA / ROXBURY
31 DU $1,790,000 TAX WARD 9 PRECINCT 5 820

REHAB KITTREDGE SQUAREPARCEL 16(JONES) 63 HIGHLAND STREET / ROXBURY
1,700 DU TAX WARD PRECINCT 821

CONV. CHRISTIANS FOR URBAN JUSTICE 5 BURTON AVENUE / ROXBURY
7 DU $220,000 TAX WARD 12 PRECINCT 4 822

REHAB MARBLE FRONT RECLAIMATION (NDEA) 28-40 CEDAR STREET/HIGHLAND PARK / ROXBURY
18 DU $500,000 TAX WARD 11 PRECINCT 2 827

M2 REHAB NEDC BUILDING 483-485 BLUE HILL AVENUE / ROXBURY
6 DU TAX WARD 12 PRECINCT 7 828

REHAB EDWARD EVERETT HALL HOUSE EQUITY LANDMARK 12 MORLEY STREET EXTERIOR RESTORATION / ROXBURY
1 DU $80,000 WARD 9 PRECINCT 5 829

1986 OFFICE

REHAB * MARCUS GARVEY HOUSE JOHN ELIOT SQUARE / ROXBURY
25,000 SF $2,250,000 TAX WARD 9 PRECINCT 5 849

M2 REHAB ANJOPI CORP.(GRAY BUILDING) 49-59 WARREN AVENUE / ROXBURY
30,600 SF $1,800,000 TAX WARD 9 PRECINCT 5 850

1986 RETAIL

M2 REHAB * ANJOPI CORP. (GRAY BUILDING) 49-59 WARREN AVE/DUDLEY SQUARE / ROXBURY
10,200 SF $700,000 TAX WARD 9 PRECINCT 5 861

M2 REHAB MANSARD BUILDING (NEDC) 470-476 BLUE HILL AVENUE / ROXBURY
6,000 SF $168,000 TAX WARD 12 PRECINCT 7 862

M2 REHAB	* FERDINAND BUILDING			DUDLEY SQUARE	/ ROXBURY	
	33,850 SF	$1,350,000	TAX	WARD 9 PRECINCT 5		863
1986	INDUSTRIAL					
	MORGAN MEMORIAL			PARCEL 2-A AT CROSSTOWN IND PARK	/ ROXBURY	
	130,000 SF	$6,000,000	EXMPT	WARD 8 PRECINCT 4		881
1986	RESIDENTIAL					
	* RAP III			VALENTINE & FULDA STREETS	/ ROXBURY	
	115 DU	$6,300,000		WARD PRECINCT		883
	CAMPUS HIGH PARCEL P-2B			LOWER ROXBURY DEVELOPMENT CORP	/ ROXBURY	
	18 DU	$900,000	TAX	WARD 9 PRECINCT 5		884
	*PASADENA CONSTRUCTION (PARCEL A-5)			WASHINGTON PARK-DALE STREET AT MILLS	/ ROXBURY	
	22 DU	$1,200,000		WARD 12 PRECINCT 3		885
	FORT AVENUE TOWNHOUSES PHASE II				/ ROXBURY	
	12 DU	$660,000		WARD 11 PRECINCT 1		886
	CAMPUS HIGH PARCEL X-32			LOWER ROXBURY DEVELOPMENT CORP	/ ROXBURY	
	20 SF	$1,000,000	TAX	WARD 9 PRECINCT 5		887
	CAMPUS HIGH PARCEL X-30			LOWER ROXBURY DEVELOPMENT CORP	/ ROXBURY	
	6 SF	$300,000	TAX	WARD 9 PRECINCT 5		888
M2 REHAB	NEDC BUILDING			483-485 BLUE HILL AVENUE	/ ROXBURY	
	6 DU	$182,000	TAX	WARD 12 PRECINCT 7		889
REHAB	KITTREDGE PARK			14-20 LINWOOD STREET	/ ROXBURY	
	15 DU	$700,000	TAX	WARD 9 PRECINCT 5		890
M2 REHAB	MANSARD BUILDING (NEDC)			470-476 BLUE HILL AVE.	/ ROXBURY	
	6 DU	$180,000	TAX	WARD 12 PRECINCT 7		901
M2	CONKLIN DEVEL.CORP.PHASE2 3&4			WASHINGTON PARKPARCELS A-2B J-5C A-3	/ ROXBURY	
	54 DU	$2,160,000	TAX	WARD 12 PRECINCT 3		902
1987	OFFICE					
M2 REHAB	* FERDINAND BUILDING			DUDLEY SQUARE	/ ROXBURY	
	60,950 SF	$2,400,000	TAX	WARD 9 PRECINCT 5		917
1987	RESIDENTIAL					
M2	CASS HOUSE RENTAL APARTMENTS(CRUZ)			PARCEL I-6A,B,C&D WASHINGTON PARK	/ ROXBURY	
	70 DU	$3,850,000	TAX	WARD 12 PRECINCT 3		954
M2	CASS HOUSE RENTAL APARTMENTS(CRUZ)			PARCEL H9B/WASHINGTON PARK	/ ROXBURY	
	41 DU	$2,250,000		WARD 12 PRECINCT 3		955

ROXBURY
DEVELOPMENT SUMMARY

NEW CONSTRUCTION
DRAFT DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F)	RESIDENTIAL (D.U.)	YEAR
1975											1975
1976											1976
1977											1977
1978											1978
1979										120	1979
1980							62,000				1980
1981										87	1981
1982											1982
1983							602,500			143	1983
1984											1984
1985							12,000			163	1985
1986							130,000			221	1986
1987										111	1987
1988											1988
TOTALS							806,500			845	TOTALS

ROXBURY
DEVELOPMENT SUMMARY

REHABS
DRAFT DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F)	RESIDENTIAL (D.U.)	YEAR
1975											1975
1976											1976
1977											1977
1978											1978
1979											1979
1980										178	1980
1981							34,000				1981
1982							125,000			53	1982
1983	16,000	15,490					263,000			123	1983
1984										6	1984
1985	2,000	16,600								1,759	1985
1986	55,600	50,050								27	1986
1987	60,950										1987
1988											1988
TOTAL	134,550	82,140					422,000			2,146	TOTALS

ROXBURY
DEVELOPMENT SUMMARY

CONVERSIONS
DRAFT DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F)	RESIDENTIAL (D.U.)	YEAR
1975											1975
1976											1976
1977											1977
1978											1978
1979											1979
1980											1980
1981											1981
1982											1982
1983	4,400	4,400		23,592							1983
1984											1984
1985	48,000									7	1985
1986											1986
1987											1987
1988											1988
TOTALS	52,400	4,400		23,592						7	

ROXBURY
DEVELOPMENT SUMMARY

NEW, REHAB AND CONVERSIONS
DRAFT DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)	YEAR
1975											1975
1976											1976
1977											1977
1978											1978
1979							62,000			120	1979
1980							34,000			178	1980
1981							125,000			87	1981
1982							865,500			53	1982
1983	20,400	19,890		23,592						266	1983
1984							12,000			6	1984
1985	50,000	16,600					130,000			1,929	1985
1986	55,600	50,050								248	1986
1987	60,950									111	1987
1988											1988
TOTALS	186,950	86,540		23,592			1,228,500			2,998	TOTALS

ROXBURY
DEVELOPMENT SUMMARY

COST (1983 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL
1975										
1976					$326					
1977				$23,095						
1978										$7,956
1979							$4,858			$8,322
1980							$1,444			$4,829
1981							$2,465			$6,421
1982							$8,210			$17,450
1983	$1,138	$1,122		$600	$821					$250
1984					$21,500					$12,580
1985	$2,520	$548					$360			$13,582
1986	$4,050	$2,218					$6,000			$6,100
1987	$2,400									
1988										$77,489
TOTALS	$10,108	$3,888		$23,695	$22,647		$23,338			

DUDLEY SQUARE AREA DEVELOPMENT SUMMARY

NEW, REHAB, AND CONVERSION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)
1975										
1976										
1977										
1978										
1979										120
1980							62,000			178
1981							22,000			87
1982										53
1983	20,400	10,400								266
1984										
1985	50,000						12,000			223
1986	55,600	44,050					130,000			121
1987	60,950									111
1988										
TOTALS	186,950	54,450					226,000			1,159

DUDLEY SQUARE AREA DEVELOPMENT SUMMARY

COST (1983 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL
1975										
1976					$326					
1977										
1978										
1979										$7,956
1980							$4,858			$8,322
1981							$553			$4,829
1982										$2,251
1983	$1,138	$689								$17,450
1984										
1985	$2,520						$360			$12,580
1986	$4,050	$2,050					$6,000			$6,920
1987	$2,400									$6,100
1988										
TOTALS	$10,108	$2,739			$326		$11,771			$66,408

T O T A L S

1975	
1976	$326
1977	
1978	
1979	$7,956
1980	$13,180
1981	$5,381
1982	$2,251
1983	$19,277
1984	
1985	$15,460
1986	$19,020
1987	$8,500
1988	
TOTAL	$91,352

THE DUDLEY SQUARE ETC.

[redacted]ARED BY B.R.A. RESEARCH